City of Seattle
Department of Planning and Development
www.seattle.gov/dpd

SCREENING STANDARDS

Large
Multi Family Projects
INDEX 5

Applicant Services Center
700 Fifth Avenue, Suite 2000
P. O. Box 34019
Seattle, WA 98124-4019
Phone: (206) 684-8850
Hours: M/W/F, 7:30am-5:30pm; T/Th, 10:30am-5:30pm

Large Multi Family Projects - General Responsibilities

<u>**Screening Responsibilities:**</u> These standards are all required for a complete application and prior to routing for a review, but individually, are not a reason to reject an application. The screener must look at all aspects of a project submittal and determine whether the combination of missing items can be added during the intake time constraints.

"Project stoppers" are corrections that require a substantial redesign.

Applicants are responsible for insuring that their submittal meets this checklist and standards prior to intake. The limited time of intake is not intended for applicants to complete their application materials.

<u>**O/S Screener**</u>: In coordination with the LU Screener, is responsible for the Project Description, the Land Use Considerations from the checklist and verifying the Legal Description matches the legal description approved by addressing. Also, responsible to verify plans and submittals are complete for building, energy/mechanical reviews, building code items:

- Stories and basements
- Type of construction
- Occupancy groups
- Construction Considerations from the checklist
- Accessibility Considerations
- Fees
- Identifying review locations
- O/S IP hours

<u>**LU Screener**</u>: In coordination with the O/S Screener is responsible for the Land Use Considerations from the checklist, Project Description and verifying the legal description matches the legal description approved by addressing. Responsible for checking ArcView map to verify zoning and site characteristics.

- Locations of structure(s)
- Parking layout
- Zoning overlays and adjacent zoning
- Completeness of plans and submittals for Zoning Review including easements, No Protest Agreement, etc.
- Use per Land Use Code
- Land Use review locations
- Zoning IP hours

Large Multi-Family - General Requirements

Screening Overview (SCOPING):

Cover Sheet Completed

- Project Address matches the Address assigned by DPD
- All portions of Cover Sheet completed including contact information, related projects, zone and proposed uses, building data, construction value, fire protection, and where information is indicated on the plans, Energy/Mechanical Code Compliance information, parking information, etc.

Forms – all forms must be completed (Including but not limited to)

- Financial Responsibility Form
- Contact Disclosure Form
- Equipment Sizing Calculations
- Pre-Site Inspection
- Energy Calculations
- Water Availability Form (should this be included in this list per KP

Project matches Addressing Review

- Legal description matches legal description reviewed by Addressing
- Plot Plan matches Plot Plan reviewed by Addressing
- Address on all sheets match DPD Project Address

Plot Plan, Floor Plan and Elevations agree

All Plans and notes indicated in Screening Checklist are included

Plans are Microfilmable

- Good Contrast
- Minimum ¼ inch for all plans
- Minimum 1/8" lettering (if handwritten)
- Minimum 1/8" or 1:10 for plot plan

Number of Plans Required

- Four (one additional for restaurants, one additional if SEPA, three additional for shoreline, and one additional for ECA). Identical Sets of Plans with Complete Coversheets and stapled.

Structural Calculations Included

ARCHITECTURAL PLANS

Plot Plan

Req	Prov	
General Information		
☒	☐	Project site address
☒	☐	Scale 1" = 10' or 1/8" = 1'
☒	☐	Legal description(s). Include easement legal description and recording number
☒	☐	King County Assessor's Parcel Number (APN)
☒	☐	North arrow
Street and alley information		
☒	☐	Names and width of adjacent streets
☒	☐	Street and Alley right-of-way width
☒	☐	Street, alley improvement type and width (asphalt, concrete, gravel or specify "unimproved")
☒	☐	Sidewalk location or specify "no sidewalk"
☒	☐	Curbcut width and distance from adjacent property lines
☒	☐	Label curbcut as "existing" or "proposed"
☒	☐	Identify other structures in right-of-way (all utility poles, rockeries, street trees, Metro Bus stops, etc.)
☒	☐	Curb height and type (concrete, rolled asphalt or specify "no curbs")
☒	☐	Identify and locate new street trees
☒	☐	Identify all physical restrictions to site access (utility poles, rockeries, street trees, Metro Bus stops, etc.)
☒	☐	Identify existing and finished grade elevation of driveway and pedestrian access points at property line
Development Information		
☒	☐	Indicate location of all structures to be demolished
☒	☐	Dimension all portions of structure(s)
☒	☐	Dimension distances from all portions of structures to front, side and rear property lines
☒	☐	Dimension distances between structures on property
☐	☐	Building identifier (if more than one building on site)
☒	☐	Dimension and label all portions of the structure (exterior walls, porches, decks, stairs, cantilevers, roof overhangs, etc.)
☐	☐	Identify accessory structures and dimension distances from other structures and property lines
☐	☐	Label and dimension rockeries, site retaining walls, fences, arbors, trellises, patios, walkways, etc.
☐	☐	Show and identify existing trees
☐	☐	Identify caliper and species of exceptional and significant trees
☒	☐	Construction access details
☐	☐	Locate and dimension all window wells, etc.
☐	☐	Identify and dimension all areaways.
☐	☐	Quantity of grading when not incidental to construction

Plot Plan (continued)

Req   Prov

Development Information - continued

Req	Prov	
☒	☐	Identify existing and finish grade contours
☐	☐	Indicate location of structures to be demolished
☐	☐	Indicate location of all assumed property lines

Height Information

Req	Prov	
☒	☐	Identify existing and finished grade at each building corner
☒	☐	For pitched roofs – identify elevation at top of plate, top of roof peak(s), top of deck, if applicable
☒	☐	For flat roofs, identify elevation at top of roof structure, top of roof deck, top of penthouses, if applicable

Additional Requirements – Sloping lot height bonus documentation

Req	Prov	
☒	☐	Locate and identify the average elevation point on high grade wall
☒	☐	Locate and identify the average elevation point on low grade wall
☒	☐	Show and dimension line between average high point and average low point

Open Space

Req	Prov	
☒	☐	Label and dimension areas of open space
☒	☐	Indicate location of trees, shrubs and groundcover

Parking Information (see page 6 for requirements)

Req	Prov	
☒	☐	Label and dimension surface parking spaces (driveways)

Exiting information

Req	Prov	
☒	☐	Indicate exits to public way
☒	☐	Indicate door swing of exits

Building ID Plan

Req	Prov	
☐	☐	Each building to be given an ID number consistent with plans on file with DPD if there is more than one structure on the site

Architectural Notes (Unless specified on details or framing and floor plans)

Architectural Notes

Req	Prov	
☒	☐	Building Code Edition (Such as year, including amendments)
☒	☐	Elevator Notes
☐	☐	Fireproofing Notes
☒	☐	Sprinkler Type
☒	☐	Alarm required

Mechanical Notes

Req	Prov	
☒	☐	Code Edition (Such as year, including amendments)
☐	☐	Mechanical Equipment Schedule
☒	☐	Whole house ventilation method

Energy Notes

Req	Prov	
☒	☐	Identify Code Edition (Such as year, including amendments)
☒	☐	Identify heat source
☒	☐	Identify compliance path
☒	☐	Identify compliance option

Land Use Code Analysis and Documentation

The following notes and calculations are required to demonstrate compliance with the Land Use Code. Dimensions and documentation on plans should clearly support your calculations.

Req   **Prov**

General Information

Req	Prov	
☒	☐	Identify Zoning of property
☒	☐	Identify Overlays that apply to property
☒	☐	Identify housing type (i.e. townhouses, ground related, apartments)

Density Calculations

Req	Prov	
☒	☐	Identify lot area
☒	☐	Identify required minimum lot area per dwelling (i.e. 1/800 sq. ft, 1/1,200 sq. ft)
☒	☐	Calculations for allowed density (i.e. 5,600 sq. ft. lot area/800 sq. ft. per unit = 7 units)
☒	☐	Identify proposed density (i.e. 5 units)

Lot Coverage

Req	Prov	
☒	☐	Show calculations of area of all principal and accessory structures
☒	☐	Identify allowed lot coverage
☒	☐	Identify proposed lot coverage
☐	☐	Identify exceptions used (i.e. first 4' unenclosed decks)

Structure Height

Req	Prov	
☒	☐	Identify maximum structure height allowed.
☒	☐	Identify proposed structure height
☐	☐	Identify exceptions used (i.e. pitched roof, rooftop features, sloped lot height bonus)

Sloping lot height bonus documentation if used (calculate to nearest inch)

Req	Prov	
☒	☐	Show calculations for average elevation of low grade wall
☒	☐	Show calculations for average elevation of high grade wall
☒	☐	Show calculations for difference between average high and average low elevations
☒	☐	Identify distance between average low point and average high point
☒	☐	Show calculations for slope on lot (difference in average elevations divided by distance between these points)
☒	☐	Show calculations for additional height allowed (slope of lot divided by .06)

Structure Width

Req	Prov	
☒	☐	Identify allowed structure width
☒	☐	Show calculations for proposed structure width
☒	☐	Identify if modulation standards met to increase structure width
☐	☐	Identify exceptions used

Structure Depth

Req	Prov	
☒	☐	Identify depth of property
☒	☐	Show calculations for proposed structure(s) depth (Structure depth / Property depth)
☒	☐	Identify allowed structure depth
☐	☐	Identify exceptions used (i.e. first 4 feet of unenclosed decks)

Land Use Code and Documentation - continued

Setbacks

Front

- ☒ ☐ Identify required front setback(s)
- ☒ ☐ Provide calculations if front setback is an average of adjacent structures
- ☒ ☐ Identify proposed front setback
- ☐ ☐ Identify exceptions used (i.e. bay windows) and demonstrate code compliance for these features

Rear

- ☒ ☐ Identify required rear setback(s)
- ☒ ☐ Identify proposed rear setback
- ☐ ☐ Identify exceptions used and demonstrate code compliance for these features

Side

- ☒ ☐ Identify depth of lot
- ☒ ☐ Identify depth of structure
- ☒ ☐ Identify height of structure
- ☒ ☐ Identify required side setback for each side
- ☐ ☐ Identify exceptions used and demonstrate code compliance for these features

Cluster

- ☒ ☐ Identify width of facing facades
- ☒ ☐ Identify required setback(s)
- ☐ ☐ Identify exceptions used and demonstrate code compliance for these features
- ☒ ☐ Show calculations for required setback

Screening and Landscaping

- ☒ ☐ Calculation of required landscaping (i.e. 3' x total length of property lines)
- ☒ ☐ Calculations of proposed landscaped areas
- ☒ ☐ Identify percent of ground cover, number of trees, number of shrubs
- ☒ ☐ Identify number of street trees proposed
- ☒ ☐ Show location of dumpsters and recycling containers and proposed screening

Open Space

- ☒ ☐ Identify required open space (i.e. 300 sq. ft. per unit, 800 sq. ft., etc)
- ☒ ☐ Identify proposed open space
- ☒ ☐ Show open space calculations
- ☐ ☐ Identify exceptions used and demonstrate code compliance for these exceptions

Light and Glare

- ☒ ☐ Identify areas to be screened (i.e. parking areas, recycling areas, interior garage lighting, etc)

Parking Information – surface parking and/or parking within the structure

Req   Prov

General Information

- ☒ ☐ Identify use
- ☒ ☐ Identify area (in square feet) of use
- ☒ ☐ Identify parking requirements for use (i.e. 1 space per 350 square feet)
- ☒ ☐ Parking calculations for all uses in building utilizing appropriate exceptions

Parking Information – continued

Req   Prov

General Information - continued

Req	Prov	
☒	☐	Width and depth of parking stalls dimensioned
☒	☐	Parking angle identified
☒	☐	Parking aisles dimensioned
☒	☐	Barrier Free Parking and aisles shown and dimensioned
☒	☐	Barrier Free Van stall height clearance
☒	☐	Driveways shown and dimensioned
☒	☐	Identify driveway slope
☒	☐	Curbcuts shown and dimensioned
☒	☐	Bicycle Parking shown
☒	☐	Show and identify landscaping of surface parking area
☒	☐	Show visual screening for parking

Offsite Parking

Req	Prov	
☒	☐	Fully dimensioned site plan for off-site parking, showing all parking spaces on site
☒	☐	Covenant parking spaces identified on site plan for off-site parking
☒	☐	Parking Covenant completed with legal descriptions of both sites

If transit reduction is proposed

Req	Prov	
☒	☐	Show location of transit stops for bus
☒	☐	Indicate distance from property line(s) to transit stops
☒	☐	Include a copy of bus schedule(s)

Building Code Analysis and Documentation

Req	Prov	
☒	☐	Construction type
☒	☐	Number of stories
☒	☐	Allowable area calculations/Mixed occupancy ratio
☒	☐	Type of Sprinkler Systems provided
☒	☐	Fire Alarm provided
☒	☐	Height calculations per Building Code
☒	☐	Type of Occupancy
☒	☐	Identify heated floor area.
☒	☐	Ratio of glazing area to heated floor area for each unit.
☒	☐	FAR calculations
☒	☐	Egress/Exiting Analysis
☒	☐	Stair/Elevator shaft pressurization requirements or lobby requirements
☐	☐	High-Rise provisions if applies
☒	☐	Accessibility Conformance
☐	☐	Development Standard departure(s) approved through Design Review process
☒	☐	Height above Lowest Fire Department Access
☒	☐	Occupant Load of Common Areas including Roof Decks

Accessibility Analysis

Req	Prov	
☒	☐	Total number of Units
☒	☐	Number of Type A Units required
☒	☐	Number of Type B Units required
☒	☐	Type A Units: Number of Studios, 1 bedroom, 2 bedroom, etc.
☒	☐	Type B Units: Number of Studios, 1 bedroom, 2 bedroom, etc.

Building Code Analysis and Documentation - continued

Req   Prov

Accessibility Analysis - continued

Req	Prov	
☒	☐	Total number of parking spaces
☒	☐	Number of Barrier Free parking spaces provided
☒	☐	Identify area of evacuation assistance
☒	☐	Path of travel to units and commercial spaces

Means of Egress / Exiting Plan – (can be included on floor plans)

Req   Prov

Req	Prov	
☒	☐	Occupant Load calculations
☒	☐	Show exit door (and swing) for each room
☒	☐	Rating of corridors, exit enclosure and stairs including doors
☐	☐	Show hallways and/or Non-rated Corridors
☒	☐	Show and dimension exit separation
☐	☐	Identify Horizontal exits and refuge areas
☒	☐	Identify Exit passageways/ enclosures
☒	☐	Show building exits
☒	☐	Show swing of building exit doors
☒	☐	Width of corridors and stairways

Floor Plans

Req   Prov

General Information

Req	Prov	
☒	☐	North Arrow
☒	☐	Microfilmable letter and plan quality
☒	☐	Label floor level (1st, 2nd, basement, etc.)
☒	☐	Use of each room
☒	☐	Reference callouts for cross sections and details

Floor Plan Information

Req	Prov	
☒	☐	Overall dimensions (exterior wall to exterior wall)
☒	☐	Location and dimensions of hallways, corridors, rooms, foyers, elevator lobbies, etc.
☒	☐	Location of walls and reference to details (Wall type's legend indicating construction type, fire rating, etc.)
☒	☐	Location of interior and exterior doors, windows and relites
☒	☐	Show direction of all door swings
☒	☐	Dimension door size
☒	☐	Distance from door to adjacent walls (latch side for accessibility)
☒	☐	Identify and fully dimension accessible restrooms (layout and full accessibility dimensions may be shown on separate plan)
☒	☐	Specify STC sound rating
☒	☐	Show and dimension decks, landings, etc.
☐	☐	Indicate location of ramps and their slope
☒	☐	Location of exit signs and exit pathway lighting

Floor Plans - continued

Req   Prov

Floor Plan Information - continued

Req	Prov	
☐	☐	Indicate location of mezzanines (separate dimensioned floor plan for mezzanine required)
☐	☐	Location of area separation walls
☐	☐	Identify Area of Evacuation Assistance

Stair Information

Req	Prov	
☒	☐	Locate stairs
☒	☐	Dimension width and length of landing
☒	☐	Indicate rise and run
☒	☐	Show handrail information
☒	☐	Show guardrail information
☒	☐	Show headroom height
☒	☐	Locate and dimension roof hatch

Unit Floor Plans

Req   Prov

General Information

Req	Prov	
☒	☐	North arrow
☒	☐	Scale ¼" = 1'
☒	☐	Label Unit and Type for Accessibility
☒	☐	Use of each room (basement is not a use)
☒	☐	If framing is shown on floor plans, identify which floor level framing is shown (i.e. "1st floor plans, 2nd floor framing")
☒	☐	Reference call-outs for cross sections and details

Unit Floor Plan Information

Req	Prov	
☒	☐	Overall dimensions of Unit
☒	☐	Dimension location of all interior walls and columns, from each other and from outside of exterior walls.
☒	☐	Location of interior and exterior doors and windows
☒	☐	Dimension of door size
☒	☐	Show direction of all door swings
☒	☐	Identify egress window(s), dimension sill height, net open area, clear open width, clear open height
☒	☐	Dimensions for window sizes on plan or provide schedule. Include height, width, type (i.e. slider, casement, awning), U-Value (factor) or call-out key on plan
☒	☐	Show and dimension critical ceiling breaks (i.e. sloped ceiling provisions, soffits, etc.)
☒	☐	Locate all smoke detectors
☒	☐	Locate exhaust fans
☐	☐	Attic access location and size
☒	☐	Water heater location
☒	☐	Furnace location
☒	☐	Kitchen sink, refrigerator, cooking appliances location
☒	☐	Toilet, bathing, sink location

Unit Floor Plans - continued

Req   Prov

Unit Stair Information

Req	Prov	
☒	☐	Show decks, porches, landings, etc.
☐	☐	Identify partial height walls
☐	☐	Identify whole house fans
☒	☐	Locate stairs
☒	☐	Dimension width and landing size
☒	☐	Dimension rise and run
☒	☐	Handrail information
☒	☐	Guard information (rail height and spacing of intermediate rails)
☒	☐	Headroom height
☐	☐	Winding stair dimensions (if used)
☐	☐	Spiral stair dimensions (if used)

Roof Plan

Req	Prov	
☒	☐	Locate draftstops
☒	☐	Indicate slope, drainage, overflow
☐	☐	Locate fire walls
☐	☐	Locate and dimension all roof openings
☐	☐	Locate skylights
☐	☐	Show extent of roof decks if any
☒	☐	Dimension and locate all roof top mechanical equipment; elevator, stair and mechanical penthouses
☐	☐	Attic access

Elevation Views

Req   Prov

General Information

Req	Prov	
☒	☐	Microfilmable lettering and plan quality
☒	☐	Show and label north, south, east and west elevation views
☒	☐	Show property lines
☒	☐	Indicate exterior materials (for Special Review District, Landmark structures or prior Design Review approval)
☒	☐	Show and dimensions exterior architectural features
☒	☐	Location of doors and windows
☒	☐	Show location of existing and proposed finished grades
☒	☐	Provide floor plate heights
☐	☐	Show extent of basements and basement floor plate heights
☐	☐	Dimension blank façade lengths (when required by LU code)
☐	☐	Dimension transparent areas of façade (when required by LU code)
☒	☐	Dimension building height per building code analysis
☒	☐	Identify the elevation of the lowest Fire Department Access
☒	☐	Show and dimension height of roof top mechanical equipment, elevator and stair penthouses
☒	☐	Show all vents (for odors, smoke, fumes, etc.) and dimension distance above sidewalk

Elevation Views - continued

Req   Prov

General Information – continued

Req	Prov	
☒	☐	Indicate slope of roofs
☒	☐	Identify the elevation of each floor
☐	☐	For pitched roofs – identify elevation at top of plate, top of roof peak(s), (top of roof deck if applicable)
☐	☐	For flat roofs – identify elevation at top of roof structure, top of roof decks, if applicable, and top of parapets
☐	☐	Height of set back exceptions (decks, porches, stairs) from existing or finished grade, whichever is lower.
☐	☐	Height of cantilevered portions of structure from grade
☐	☐	Height of chimney above structures within 10'
☐	☐	Details of open railings on decks if yard or height exceptions used.

Building Sections

Req   Prov

General Information

Req	Prov	
☒	☐	Microfilmable lettering and plan quality
☒	☐	Reference call-outs to construction details
☒	☐	Locate Property lines
☐	☐	Show retaining walls or extent of shoring if used
☒	☐	Dimension all floor-to-floor height. Identify all floor levels including basement and mezzanines
☐	☐	Show horizontal fire rated assemblies
☐	☐	Illustrate mixed construction conditions (total height of the building, height from top of the fire barrier, specify all occupancies, specify all types of construction)
☒	☐	Show existing and finished grade
☐	☐	Show all area separation walls and their extent
☐	☐	Illustrate unusual conditions (unusual ceiling configurations, etc.)
☒	☐	Show Energy Code information such as insulation
☒	☐	Show wall, footing and under slab drains
☐	☐	Provide parapet framing details, dimension height

Stair Sections

Req	Prov	
☒	☐	Rise and run dimensions
☒	☐	Dimension headroom height
☒	☐	Handrail information (grasp requirements, extensions and returns)
☒	☐	Guard information (rail height and spacing of intermediate rails)
☒	☐	Fire protection under stair (if enclosed)

Typical Wall Sections - extending from roof/ceiling to floor/ceiling assembly

Req   Prov

Roof Detail

Req	Prov	
☒	☐	Framing Members

Typical Wall Sections – continued

Req   Prov

Ceiling Detail

Req	Prov	
☒	☐	Insulation R-value
☒	☐	Sheathing
☒	☐	Roofing Material
☒	☐	Fire Resistive Assembly – include listing number
☒	☐	Roof ventilation
☒	☐	Distance from ceiling to floor and roof assembly above
☒	☐	Seismic bracing

Wall Detail

Interior walls and partitions

Req	Prov	
☒	☐	Size, grade, type and number of top and bottom plates
☒	☐	Size, grade, type and spacing of studs
☒	☐	Sheathing, including Fire resistive assembly listing
☒	☐	Height of wall or partition
☒	☐	Connection or bracing at ceiling and floor
☒	☐	Elevator/stair or shaft walls if not shown as wall details
☐	☐	Fire walls
☒	☐	Fire partitions and horizontal fire rated assemblies between units

Exterior Wall Details

Req	Prov	
☒	☐	Size and type of wall material
☒	☐	Size, grade, type and number of top and bottom plates
☒	☐	Size, grade, type and spacing of studs
☒	☐	Store front and/or Window framing
☐	☐	Canopy/Awning Details
☒	☐	Exterior side: Siding, weather protection, structural sheathing (thickness and material); Veneer type (brick, stone) thickness and attachment. Fire resistive assembly if appropriate
☒	☐	Interior side: Insulation R-value and type; Wall covering material and thickness (usually gypsum wallboard)
☒	☐	Fire Resistive Assembly – include listing number

Floor Detail

Req	Prov	
☒	☐	Fire Resistive Assembly requirements – include listing
☒	☐	Insulation requirement
☒	☐	Floor framing

Reflected Ceiling Plan (if included)

Req	Prov	
☒	☐	Fire resistive information
☒	☐	Show areas where there are dropped ceilings, soffits, custom designed ceilings
☒	☐	Location of lights
☒	☐	Lighting schedule
☒	☐	Location of exit lights (should be on floor plan)
☒	☐	Reference call-outs for cross sections and details
☒	☐	Seismic bracing detail if not on details page

Door/Window Schedule

Req **Prov**

☒ ☐   Provide Fire Ratings, U-Values, type, size and special hardware

Construction Details

Req **Prov**

General Information

☒ ☐   Microfilmable lettering and plan quality (3/4" = 1' or larger is commonly used for construction detail so detail is clearly presented).

Roof Details

☒ ☐   Scupper Box
☐ ☐   Parapet/Cornice Detail
☐ ☐   Roof Deck details if used
☒ ☐   Roof framing detail
☒ ☐   Roof vent
☒ ☐   Roof drain and overflow

Floor Details

☒ ☐   Floor framing, fire resistive assembly
☒ ☐   Floor deck details, if used (fire resistive assembly, vents railing)
☒ ☐   Window well details, if used (width, height, and egress ladder)

Wall Details

☒ ☐   Wall framing, fire resistive assembly
☒ ☐   Stair/elevator shaft wall details
☒ ☐   Fire barrier wall details
☒ ☐   Type of construction wall details

WATCH FOR:

1. Floor plans must show the location of the section cut and reference the Building Section.
2. When multiple conditions are proposed and clarity is critical in order to show code compliance (such as unusual ceiling conditions), multiple building sections or partial sections may be appropriate.
3. Detailed information, such as insulation levels or a stair section, may be on the Building Section as long as the proposal is clear.

Landscape Plan – DR 13-92

☒ ☐   Lot Area
☒ ☐   Total square footage of: 1) required open space; 2) provided open space and 3) required landscaped area.
☒ ☐   Number of trees, number of shrubs and quantity of ground cover required.
☒ ☐   List common and botanical names of all plant material
☒ ☐   For parking lots and all other required landscaped areas: dimensions of tree planting area and location of vehicle stops
☒ ☐   If existing plants are required to be retained, show location, size and species; indicate how the plants will be protected during demolition and/or construction

Landscape Plan – DR 13-92 - continued

Req   **Prov**

- ☒ ☐ For roof top container landscaping: a schematic irrigation and drainage plan; size and depth of plant containers
- ☒ ☐ Specifications for soil improvement
- ☒ ☐ For street trees: width of planting strip; existing utility lines, poles or meters; and structures located within the planting strip; and species and diameter of the trees

STRUCTURAL PLANS

Req   **Prov**

Structural Notes

- ☒ ☐ General Notes
- ☐ ☐ Reinforced Concrete Masonry Notes
- ☐ ☐ Steel Floor/Roof Deck Notes
- ☐ ☐ Cast-In-Place Concrete Notes
- ☐ ☐ Concrete Reinforcement Notes
- ☐ ☐ Post-tensioned Concrete Notes
- ☐ ☐ Structural Steel Notes
- ☐ ☐ Cold-Formed Steel Framing
- ☐ ☐ Steel Stairs
- ☐ ☐ Wood Framing Notes
- ☐ ☐ Shop Fabricated Wood Joists, beams and trusses
- ☐ ☐ Testing and Inspection Notes

Design Criteria

- ☒ ☐ Code Edition (Such as year)
- ☒ ☐ Floor Dead Load and Live Load
- ☒ ☐ Roof Dead Load and Snow Load
- ☒ ☐ Wind Exposure and Speed
- ☒ ☐ Seismic Zone and Rw
- ☒ ☐ Soil Bearing Capacity

Foundation Plan

General Information

- ☒ ☐ North Arrow.
- ☒ ☐ Microfilmable lettering and plan quality
- ☒ ☐ Reference callouts for cross sections and details.

Footing and foundation information

- ☒ ☐ Overall dimensions
- ☒ ☐ Location and dimensions of posts from each other.
- ☒ ☐ Dimension and locate spread footings or provide footing schedule.
- ☒ ☐ Dimension continuous footings or grade beams and foundation walls (width, height) or reference detail.
- ☐ ☐ Crawl space, vent size and locations.
- ☐ ☐ Crawl space access (location and size).

Foundation Plan

Footing and foundation information – **continued**

Req	Prov	
☒	☐	Locate and identify all steps in footing, retaining walls and/or foundation.
☒	☐	Show hold-down location and size.
☐	☐	Show all shear walls, indicate construction detail including nailing schedule.
☐	☐	Show locations of Pile and Pile Caps.
☐	☐	Indicate depth of excavation and distance to property line.

Floor Framing Plans

General Information

☒	☐	North arrow.
☒	☐	Microfilmable lettering and plan quality
☒	☐	Reference call outs for cross sections and details
☒	☐	Identify floor (1st floor, 2nd floor, etc.) and framing level

Framing information

☒	☐	Size and spacing of framing members (i.e. joists, beams)
☒	☐	Size and span of headers, beams, etc.
☒	☐	Dimension and size of framing around openings in floors, ceilings, and other horizontal diaphragms
☒	☐	Locate all bearing walls and supporting floor framing
☐	☐	Show all ledger connections
☒	☐	Show all shearwalls, and/or braced and alternate braced wall panels. Indicate construction detail including nailing schedule
☒	☐	Show all diaphragms, indicate construction detail including nailing schedule
☐	☐	Show steel Moment Frames/Brace Frames
☐	☐	Specify steel deck/concrete diaphragm
☐	☐	Specify concrete floor slab thickness, rebar size and spacing
☐	☐	Show rebar information around openings in floor
☐	☐	Show all concrete shearwalls and their rebar information or provide rebar schedule
☐	☐	Show all post-tensioned concrete floor tendon and rebar information
☐	☐	Show concrete column cap

Roof Framing Plan

General Information

☒	☐	North arrow
☒	☐	Microfilmable lettering and plan quality
☒	☐	Reference call outs for cross sections and details

Framing information

☒	☐	Specify header/beam, joist sizes and span
☐	☐	Specify truss span, spacing, type
☐	☐	Specify all diaphragms, indicate construction detail including nailing/blocking
☐	☐	Specify size of framing around roof openings and other horizontal diaphragms
☐	☐	Show Steel Moment Frame or Braced Frame
☐	☐	Specify concrete roof slab thickness, rebar size and spacing

Roof Framing Plan

Framing information - continued

Req	Prov	
☐	☐	Show rebar information around openings in roof
☐	☐	Show all concrete shearwalls and their rebar information or provide rebar schedule
☐	☐	Show all post-tensioned concrete roof tendon and rebar information
☐	☐	Show concrete column cap

Structural Details

Foundation/Basement Wall/Retaining Wall Details

☒	☐	Fully dimension.
☒	☐	Detail differing conditions (reference to detail required on foundation plan)
☒	☐	Specify connection to post, beams, etc.
☒	☐	Specify footing depth below grade
☒	☐	Indicate depth of cut in relation to the property line

Foundation/Basement Wall/Retaining Wall Details - continued

☒	☐	Specify footing/wall re-bar location and size or provide rebar schedule
☒	☐	Specify connection to post, beams, etc.
☐	☐	Show concrete/steel column elevation details
☐	☐	Specify column rebar detail or provide rebar schedule
☒	☐	Elevator pit detail
☒	☐	Show approximate location of footings of building(s) on adjacent properties

Floor Framing Detail

☐	☐	Sheathing material, thickness and connection, Steel deck material and/or slab thickness and rebar
☒	☐	Show structural members and their connections
☐	☐	Provide concrete beam elevation and rebar details
☒	☐	Foundation information or reference to separate detail
☐	☐	Light gage steel framing details

Shearwall Details

☒	☐	Show all Shearwall construction and assembly details
☐	☐	Shearwall schedule
☐	☐	Sheathing material, thickness
☐	☐	Required nail size, spacing
☐	☐	Top and bottom plate connection to diaphragm
☐	☐	Design capacity
☐	☐	Floor to floor transfer details (hold down strap details)
☒	☐	Diaphragm to shearwall connections

Miscellaneous Details

☐	☐	Rockery/ecoblock cross section
☐	☐	Rated construction details if not provided elsewhere
☐	☐	Masonry veneer connection detail if not shown on wall details
☐	☐	Concrete Masonry Unit Details
☐	☐	Ledger connection (member size, connection size spacing) if not provided on framing plan